

**PUBLIC MEETING**  
**February 20, 2001**

Chair Karolin Loendorf called the meeting to order at 9:00 a.m. Commissioners Murray and Varone were present. Others attending all or a portion of the meeting included Jefferson County Commissioners Sherry Cargill and Tom Lythgoe, Sharon Haugen, Ron Alles, Jerry Grebenc, Frank Rives, Michael McHugh, Andy Adamek, Jim Utterback, Rick Abraham, Pat Clinch, Bruce Suenram, John Traub, Ray Hoffman, Donna Hoffman, Shelly Clinch, Bill Hines, Tom Johnson, and Carole Byrnes.

Minutes. There were no minutes to approve.

Auditor Invoice Report. Alicia Pichette presented 665 claims for payment in the amount of \$481,388.89. A copy of this report and the claims are available for public inspection in room 341.

Petition to Annex Certain Territory into the Montana City Fire District. The Lewis and Clark County Commissioners in conjunction with the Jefferson County Commissioners will consider a petition to annex adjacent territory not contained in another fire district into the Montana City Fire District. The territory proposed to be annexed is Parcel #23053 located in Lewis and Clark County in the NE Section 5, T9N, R3W, under survey #515699.

Commissioner Loendorf called to order the joint Commissions of Jefferson County and Lewis and Clark County for a Petition to Annex Certain Territory into the Montana City Fire District.

Jefferson County Commission Chair Sherry Cargill called to order the Jefferson County Commission. The purpose of this hearing is to annex this particular parcel into the Jefferson County Fire District. There are safety concerns and access issues that have been addressed that the Commission wishes to support by annexing this property into the Jefferson County Fire District.

Chairwoman Cargill opened the public hearing.

Attorney Andy Adamek, representing Mr. Utterback and Mr. Hampton distributed information relative to the annexation proposal dated February 16, 2001 to both Commissions.

Rick Abraham, Montana City Fire Chief, 56 Hill Brothers Road. Chief Abraham stated that the fire department and the Board of Trustees have approved the annexation and have recommended approval.

Hearing no other comments, Commissioner Lythgoe moved that the Jefferson County Commission approve the annexation of parcel #23053 located in Lewis

and Clark County in the NE Section 5, T9N, R3W, under survey #515699 into the Montana City Fire District.

Andy Adamek. The owners are in the process of filing an application in its current state for a one-parcel acre tract.

Commissioner Lythgoe moved that this parcel be annexed into the fire district. Commissioner Cargill seconded the motion and it carried 2-0.

Chairwoman Cargill closed this portion of the Jefferson County Commission hearing.

Chairwoman Loendorf opened the Lewis and Clark Commisison hearing. The Commission incorporated the previous testimony of the Jefferson County Commission in the public record of Lewis and Clark County.

Commissioner Murray moved that Lewis and Clark County endorse and authorized the annexation for rural fire protection services of NE Section 5, T9N, R3W, under survey #515699. Commissioner Varone seconded the motion. The motion carried unanimously.

The Jefferson County Commission left the chambers.

Pump Test Results for the Holmberg Village Estates Major Subdivision. The proposal is located in the SW ¼ of Section 6, T10N, R2W. Michael McHugh presented the staff report. The applicants, Dennis Iverson and Bill Hines, were present. DEQ representative Pat Faber was also present. Mr. McHugh reported that the results have been reviewed by Kathy Moore of the WQPD and Eric Regensburger of the Water Quality Bureau of the DEQ. The action of the BoCC today is to determine whether it has been demonstrated that there is adequate available water supply and if so, the applicant can proceed with the platting of the subdivision. In a memorandum dated September 26, 2000, Kathy Moore recommended that the county accept the DEQ deviation for this pump test to meet the conditions of approval. Under paragraph 4, she agreed with DEQ that there is sufficient water availability for this proposal.

The Commission opened the public hearing.

Bill Hines, 69 Rockridge Drive, Clancy. Mr. Hines distributed additional information regarding the water availability analysis done by Pat Faber; Source Water Protection Plan as required by DEQ together with the approval letter; Capacity Assurance Plan—with laboratory analysis included; and water system design.

Hearing no other comments, the Chair closed this portion of the public hearing. Commissioner Murray moved that the Commission render a final decision on

Thursday February 22, 2001 at 9:00 a.m. Commissioner Varone seconded the motion and it carried unanimously.

Proposed Minor Subdivision, Summary Review, Traub Minor. (cont from 2/6/01).

The applicant proposes to create a non-residential 22-unit storage building and allow an existing mobile home to remain, along with an existing duplex, on a one-acre tract. The proposal is generally located west of and adjacent to Valley Drive and north of and adjacent to Hoffman Road. The applicant, John Traub was present and indicated his willingness to proceed. Frank Rives presented the staff report. Hoffman Road is a privately maintained road. The applicant has no intention on using Hoffman Road as an access road. Access to the mini storage units will be from Valley Drive. Staff recommended that the proposed driveway be constructed to a minimum of 12 feet wide. The fire chief recommended the width to be 16 feet. The applicant is in the process of selling the property. He did not know whether the new owner will provide lighting and/or sign. The facility will not require any additional wastewater facilities. There are no zoning requirements in this area. There were three letters of protest from neighbors of the mini storage operation. The project would not impact the agriculture uses because the lot is surrounded by residential uses and open. Staff recommended approval of the proposed subdivision subject to 12 conditions of approval.

Commissioner Murray noted that the conditions of approval do not include the addition of trash receptacles for tenants of the mini storage unit. Mr. Rives stated this condition can be added.

John Traub, 1310 Ponderosa Road. Mr. Traub wishes to have approval for the three-unit living area as well as getting the storage units approved. The drainfield under the driveway would need to be indicated in such a manner that automobiles do not drive over it. There is sufficient space for a 15-20 foot driveway. Hoffman Road may be used as an emergency access. This facility has been used in its present configuration for many years. Lights will be provided in a way to not light up the sky.

The Commission opened the public hearing.

Pat Clinch, 5510 Georgia Drive, representing Ray Hoffman, (adjacent property owner). Mr. Clinch presented floodwater photographs. Hoffman Road is part of Mr. Hoffman's property. Mr. Hoffman is opposed to this proposal. His concerns are the lighting and the security fencing. The applicant agrees with the 16-foot road width for access for fire emergency services.

Mr. Traub asked that the photographs be made part of the public record.

Bill Hines, 69 Rockridge Drive. The prior owners were using the property as a multi-family rental unit dating back to 1978. He sees no need for Mr. Traub to

gain DEQ approval for his septic system when it was already approved in 1999 by the county health department.

Mr. Rives stated that DEQ's concern is isolating the existing drainfield in the driveway area to prevent people from driving on it, and a replacement field for the duplex.

Hearing no other public comments, the Commission closed this portion of the hearing.

John Traub. In closing, Mr. Traub requested approval for the residence, and obtain approval for the storage units. Mr. Traub requested an extension of the review period to February 23.

Commissioner Murray moved that the Commission grant applicant's request to extend the review period to February 23, 2001. Commissioner Varone seconded the motion and it carried unanimously. Commissioner Murray moved that the Commission render a final decision February 22, 2001, at 9:00 a.m. Commissioner Varone seconded the motion and it carried unanimously.

Health Department/DPHHS Renewal Contract. The Commissioners will consider the contract modification for lead screening services for the Bunker Hill Medical Monitoring Program. Ron Alles reported that the renewal contract with DPHHS is to modify the lead screening services for the Bunker Hill Medical Monitoring Program. The cost of the service is \$100 for each initial screen and up to 80 screenings and \$50 each for subsequent visits. Staff recommended approval. Commissioner Murray moved that the Commission approve the contract and authorized the Chair to sign. Commissioner Varone seconded the motion and it carried unanimously.

There being no other business, the meeting adjourned at 10:37 a.m.